

FOR LEASE | OFFICE BUILDING

JAMESON.

4811 N MILWAUKEE, CHICAGO IL

LEASE OVERVIEW

SPACE SIZE:	21,695 SF
LEASE RATE:	\$18.50/SF/MG
BUILDING SIZE:	21,695 SF
YEAR BUILT:	1926
ZONING:	Commercial
TAXES:	\$5.50/SF
CAM:	\$2.50/SF
MARKET:	Chicago
CROSS STREETS:	Ainslie and Milwaukee

AREA HIGHLIGHTS

- Excellent Jefferson Park Location
- Close to many shops and restaurants

AREA TENANTS

- Copernicus Center
- Subway
- Taste of Polonia
- Dunkin Donuts

TRANSPORTATION HIGHLIGHTS

- Easy access to 90/94
- Short Walk to Blue Line
- Close to Commuter Rail Station
- Surface parking on-site



PROPERTY HIGHLIGHTS

- Approximately 21,000 SF Office Building
- Renovation in Progress for Summer 2019 Occupancy
- For Lease as Single Tenant or Multi Tenant Building
- Existing Conditions Ideal for School, Training or Lab
- Ample On Site and Street Parking
- Short Walk to Blue Line and Commuter Trains
- Easy Access to 90/94

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1ST FLOOR

4811 N MILWAUKEE
JEFFERSON PARK, CHICAGO, IL 60630

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425 West North Avenue | Chicago, IL 60610
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2ND FLOOR

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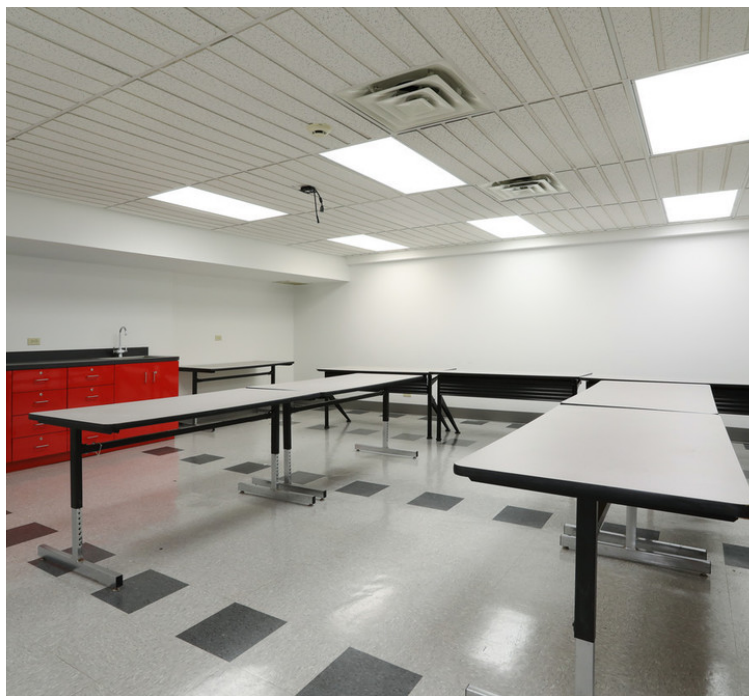
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LOWER LEVEL

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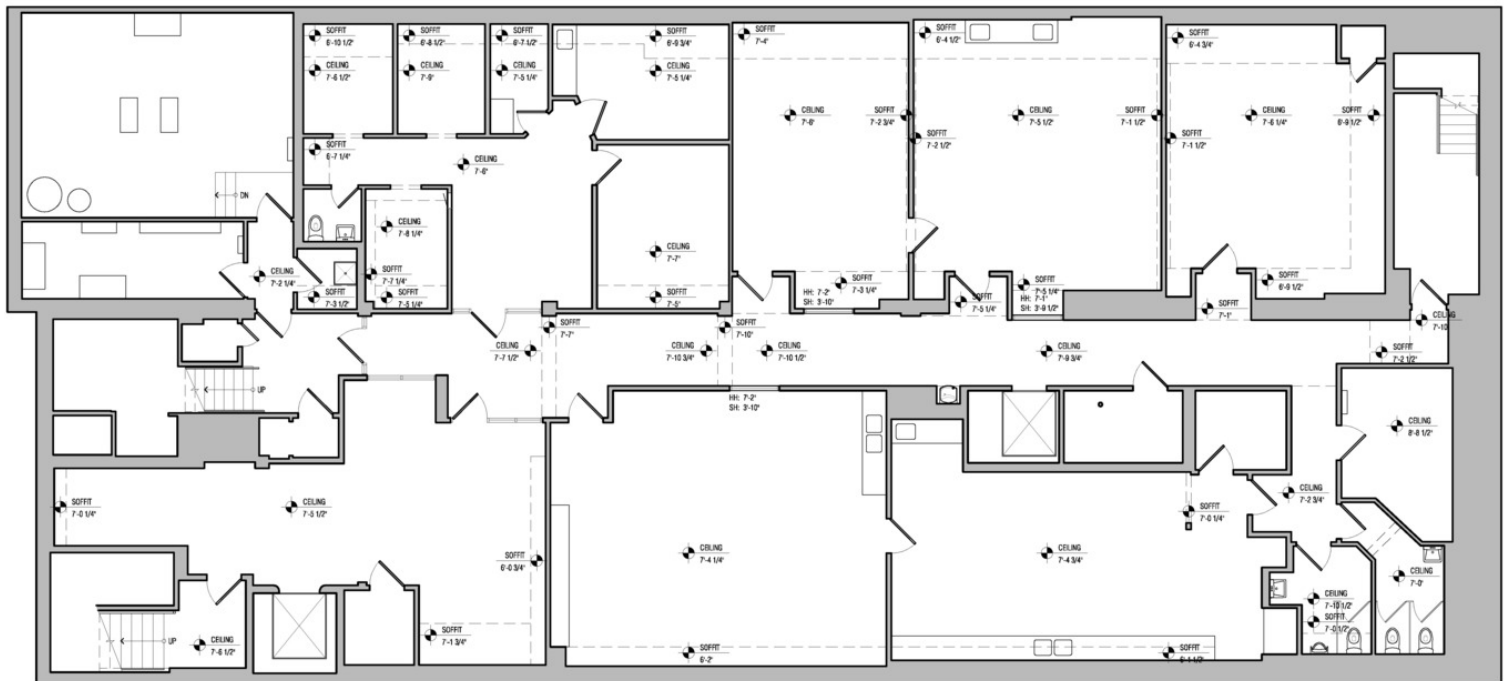
FLOOR PLANS - BASEMENT

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FLOOR PLAN



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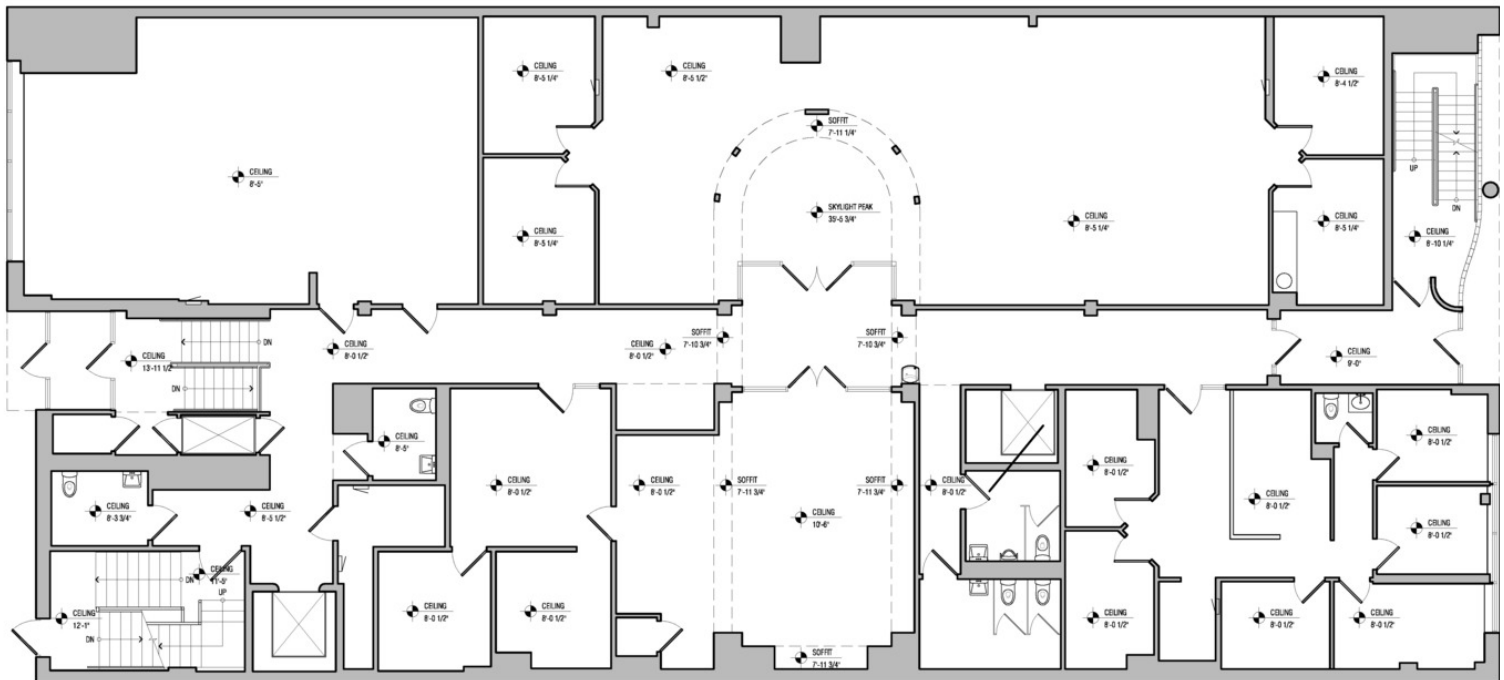
FLOOR PLANS - FIRST FLOOR

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FLOOR PLAN



FOR PLAN

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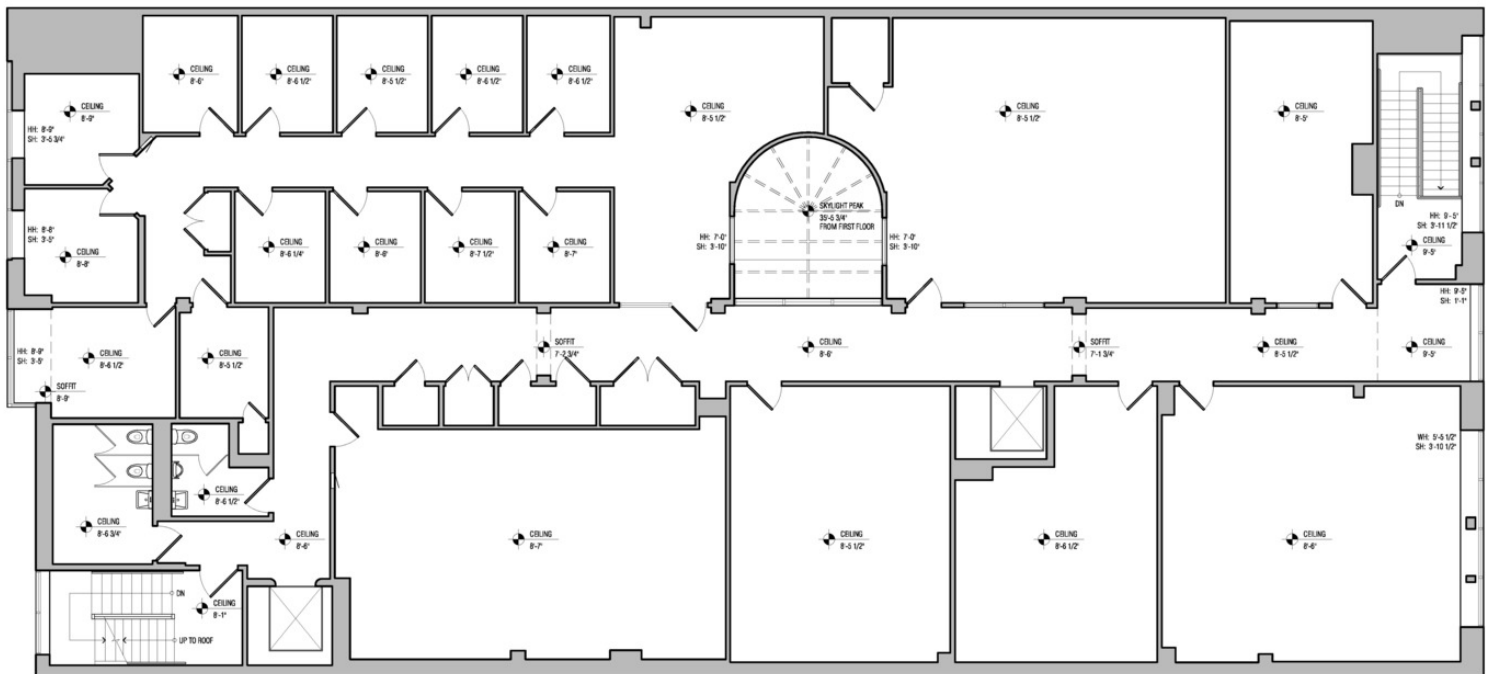
FLOOR PLANS - SECOND FLOOR

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FLOOR PLAN



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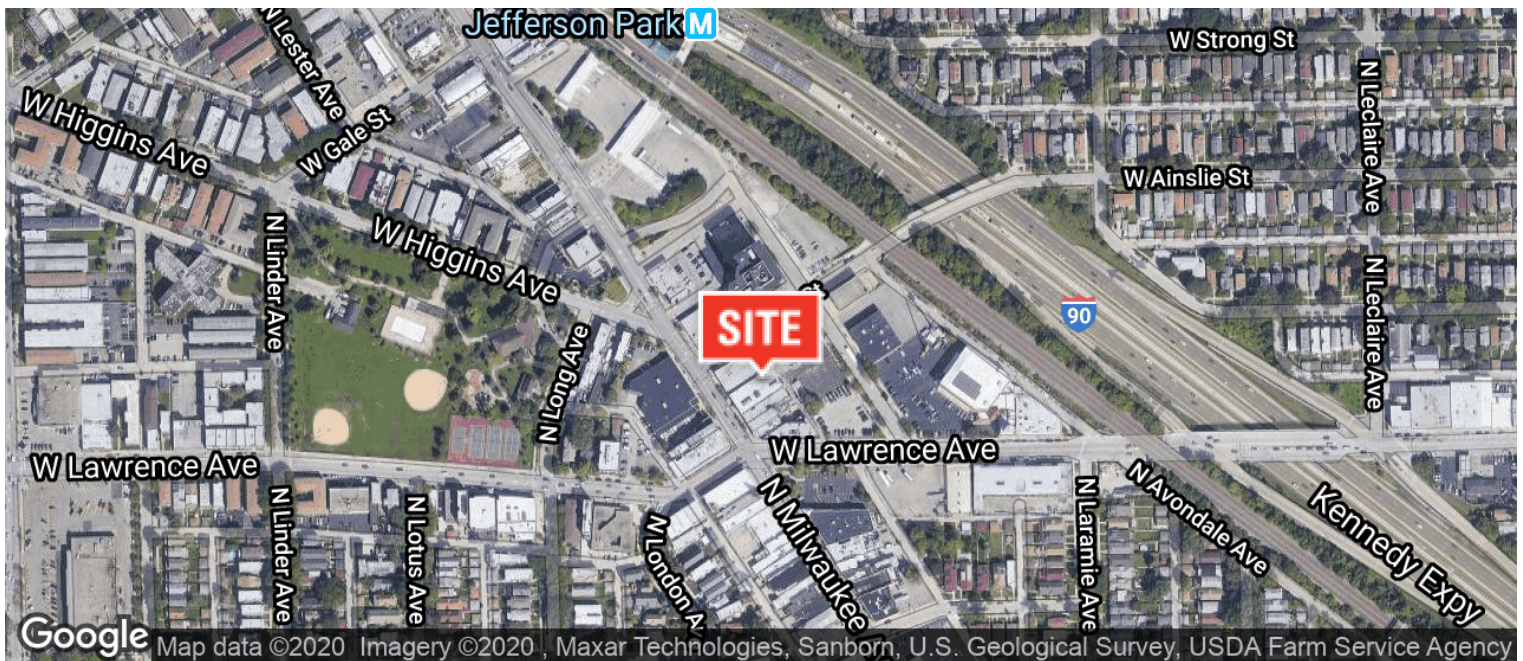
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AERIAL & STREET DETAIL

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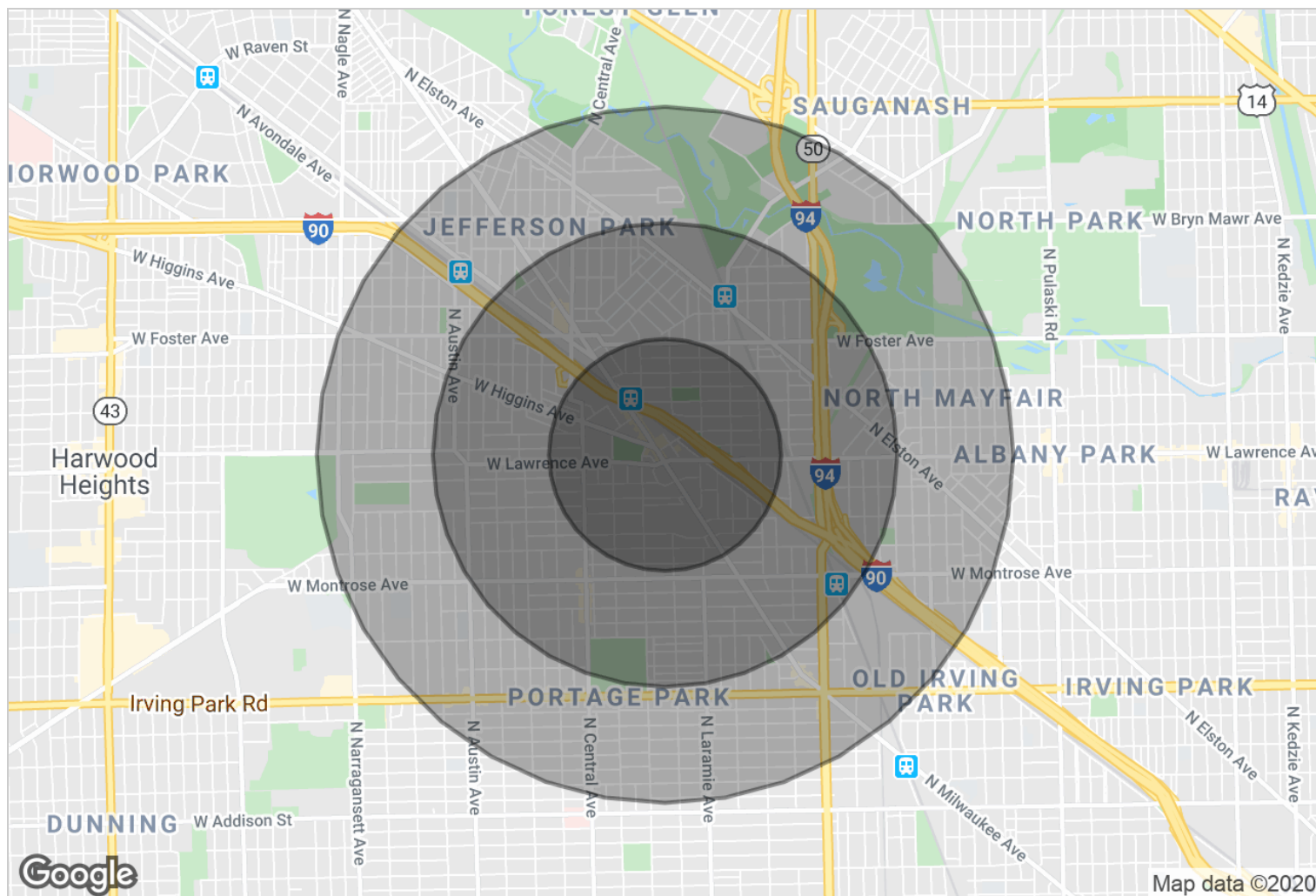
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DEMOGRAPHICS MAP

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2010 STATISTICS	0.5 Miles	1 Mile	1.5 Miles
Total Population	11,016	43,600	98,527
Total Number of Households	4,503	16,846	36,149
Average Household Income	\$61,821	\$64,651	\$67,578
Median Age	36.8	37.1	36.6

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DEMOGRAPHICS REPORT

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DEMOGRAPHICS	0.5 Miles	1 Mile	1.5 Miles
TOTAL POPULATION	11,016	43,600	98,527
MEDIAN AGE	36.8	37.1	36.6
MEDIAN AGE (MALE)	35.8	35.6	34.7
MEDIAN AGE (FEMALE)	38.3	38.9	38.5

TOTAL HOUSEHOLDS	0.5 Miles	1 Mile	1.5 Miles
TOTAL HOUSEHOLDS	4,503	16,846	36,149
# OF PERSONS PER HH	2.4	2.6	2.7
AVERAGE HH INCOME	\$61,821	\$64,651	\$67,578
AVERAGE HOUSE VALUE	\$353,107	\$341,821	\$348,135

POPULATION	0.5 Miles	1 Mile	1.5 Miles
TOTAL POPULATION - White	7,550	29,732	64,439
TOTAL POPULATION - Black	606	1,126	2,049
TOTAL POPULATION - Hispanic	3,103	13,341	33,240
TOTAL POPULATION - Asian	415	2,555	6,553
TOTAL POPULATION - Hawaiian	0	0	0
TOTAL POPULATION - Indian	56	234	436
TOTAL POPULATION - Other	1,980	8,451	21,762

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